

2013 Madison County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Madison County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Madison County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	3.6%	\$122,292,726	\$3,351,206,046	25.0%
Change		4.4%	-0.1%	
2012	-6.3%	\$117,170,485	\$3,356,152,554	25.2%

Comparable Homestead Property Tax Changes in Madison County

The total tax bill for all taxpayers in Madison County increased by 3.6% in 2013. The main reason was a 4.4% increase in the property tax levy. In this reassessment year, certified net assessed value in Madison County fell by 0.1%. Tax caps as a share of the levy were almost unchanged, falling from 25.2% to 25.0%.

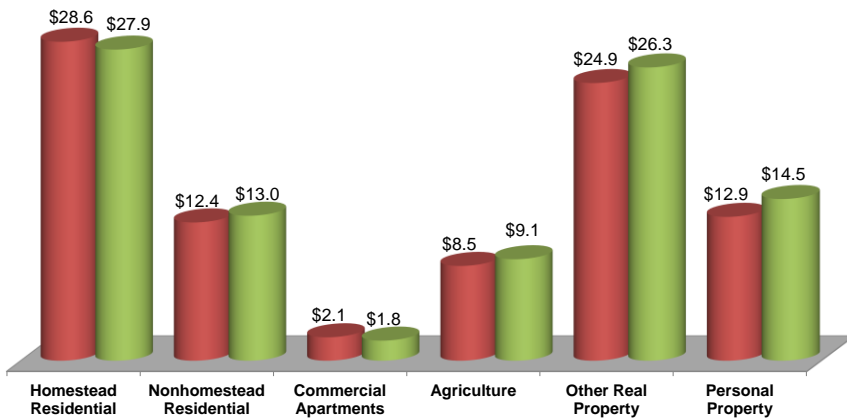
Madison County homeowners experienced a small 1.6% decrease in property tax bills in 2013. This was due to a decline in homestead net assessed value and an increase in local property tax credits. These changes offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	16,029	42.5%
No Change	2,275	6.0%
Lower Tax Bill	19,418	51.5%
Average Change in Tax Bill	-1.6%	
Detailed Change in Tax Bill		
20% or More	4,864	12.9%
10% to 19%	3,861	10.2%
1% to 9%	7,304	19.4%
-1% to 1%	2,275	6.0%
-1% to -9%	9,161	24.3%
-10% to -19%	5,205	13.8%
-20% or More	5,052	13.4%
Total	37,722	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$89.4 ■ 2013 - Total \$92.6



In Madison County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 3.6%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates increased in 29 of 42 Madison County tax districts in 2013. The average tax rate rose by 4.5%, because of a levy increase and a small decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Madison County increased by 4.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Madison County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$3,503,277,457	\$3,385,584,888	-3.4%	\$1,194,411,660	\$1,136,452,487	-4.9%
Other Residential	708,433,392	719,114,243	1.5%	691,798,516	708,079,313	2.4%
Ag Business/Land	439,801,698	465,608,477	5.9%	434,818,979	461,042,164	6.0%
Business Real/Personal	1,982,560,121	2,034,096,613	2.6%	1,345,523,038	1,399,036,660	4.0%
Total	\$6,634,072,668	\$6,604,404,221	-0.4%	\$3,666,552,193	\$3,704,610,624	1.0%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Madison County's total billed net assessed value increased by 1.0% in 2013. Increases in business agricultural, and other residential assessments more than offset a decrease in homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$3,763,997	\$3,340,374	-\$423,624	-11.3%
2%	14,865,353	16,340,980	1,475,628	9.9%
3%	13,621,085	13,933,253	312,168	2.3%
Elderly	46,399	8,738	-37,661	-81.2%
Total	\$32,296,834	\$33,623,345	\$1,326,511	4.1%
% of Levy	25.2%	25.0%		

Total tax cap credits in Madison County were \$33.6 million, which was 25.0% of the levy. This was one of the ten largest credit percentages in the state. The state average was 10.9%, but the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Madison

County's average tax rate was higher than the statewide average rate. Most of the tax cap credits in Madison County were in the 2% nonhomestead residential/farmland category and the 3% business category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Madison County increased \$1,326,511 between 2012 and 2013. This increase was less than proportional to the increase in the levy, so credits as a share of the total levy fell from 25.2% to 25.0%.

Madison County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	112,635,830	114,850,975	116,858,597	117,170,485	122,292,726	2.0%	1.7%	0.3%	4.4%
Madison County	19,700,685	20,394,649	20,866,130	21,365,267	21,585,118	3.5%	2.3%	2.4%	1.0%
Adams Township	165,928	170,157	146,568	90,011	61,650	2.5%	-13.9%	-38.6%	-31.5%
Anderson Township	403,987	418,642	430,171	442,724	455,607	3.6%	2.8%	2.9%	2.9%
Boone Township	30,601	30,093	30,850	30,166	35,167	-1.7%	2.5%	-2.2%	16.6%
Duck Creek Township	32,513	71,972	66,853	46,378	76,415	121.4%	-7.1%	-30.6%	64.8%
Fall Creek Township	432,002	334,001	334,922	339,305	443,336	-22.7%	0.3%	1.3%	30.7%
Green Township	100,897	104,054	101,580	104,130	107,946	3.1%	-2.4%	2.5%	3.7%
Jackson Township	30,226	31,345	44,631	44,242	46,697	3.7%	42.4%	-0.9%	5.5%
Lafayette Township	85,671	90,260	57,122	59,220	60,764	5.4%	-36.7%	3.7%	2.6%
Monroe Township	173,385	179,748	180,133	191,826	200,426	3.7%	0.2%	6.5%	4.5%
Pipe Creek Township	223,942	231,975	316,960	295,578	390,153	3.6%	36.6%	-6.7%	32.0%
Richland Township	190,876	195,625	299,480	300,963	169,817	2.5%	53.1%	0.5%	-43.6%
Stony Creek Township	78,208	80,259	31,389	32,616	33,489	2.6%	-60.9%	3.9%	2.7%
Union Township	328,454	134,987	147,374	146,346	842,951	-58.9%	9.2%	-0.7%	476.0%
Van Buren Township	99,306	165,057	161,672	170,761	183,042	66.2%	-2.1%	5.6%	7.2%
Anderson Civil City	26,213,399	25,899,021	25,947,444	26,059,087	26,425,322	-1.2%	0.2%	0.4%	1.4%
Elwood Civil City	3,439,830	3,178,138	4,075,948	3,837,063	4,344,869	-7.6%	28.2%	-5.9%	13.2%
Alexandria Civil City	2,004,250	2,141,852	2,196,907	2,233,910	2,246,052	6.9%	2.6%	1.7%	0.5%
Chesterfield Civil Town	492,964	502,888	525,671	533,900	477,048	2.0%	4.5%	1.6%	-10.6%
Country Club Heights Civil Town	27,875	28,934	29,703	30,632	31,492	3.8%	2.7%	3.1%	2.8%
Edgewood Civil Town	210,757	229,476	235,498	242,855	249,783	8.9%	2.6%	3.1%	2.9%
Frankton Civil Town	156,229	161,580	162,176	162,244	162,313	3.4%	0.4%	0.0%	0.0%
Ingalls Civil Town	274,390	297,236	268,872	324,934	333,130	8.3%	-9.5%	20.9%	2.5%
Lapel Civil Town	244,993	255,912	374,385	381,460	393,770	4.5%	46.3%	1.9%	3.2%
Markleville Civil Town	62,046	64,473	66,176	392,006	401,004	3.9%	2.6%	492.4%	2.3%
Orestes Civil Town	85,008	79,113	107,185	99,830	102,055	-6.9%	35.5%	-6.9%	2.2%
Pendleton Civil Town	1,650,572	1,585,600	1,676,493	1,627,218	1,744,811	-3.9%	5.7%	-2.9%	7.2%
River Forest Civil Town	3,896	4,449	4,920	4,954	4,954	14.2%	10.6%	0.7%	0.0%
Summitville Civil Town	188,557	195,836	200,423	207,347	213,140	3.9%	2.3%	3.5%	2.8%
Woodlawn Heights Civil Town	6,616	7,470	7,667	7,908	8,131	12.9%	2.6%	3.1%	2.8%
Madison-Grant United School Corp	1,156,591	1,216,380	1,220,547	1,267,641	1,221,246	5.2%	0.3%	3.9%	-3.7%
Frankton-Lapel Community School Corp	6,585,638	7,106,976	6,924,837	8,214,684	9,436,257	7.9%	-2.6%	18.6%	14.9%
South Madison Community School Corp	11,063,547	11,779,097	11,806,987	10,280,410	13,764,844	6.5%	0.2%	-12.9%	33.9%
Alexandria Community School Corp	1,818,176	1,516,012	2,189,431	1,958,038	2,086,139	-16.6%	44.4%	-10.6%	6.5%
Anderson Community School Corp	25,601,986	26,737,110	26,166,575	26,515,578	22,722,613	4.4%	-2.1%	1.3%	-14.3%
Elwood Community School Corp	3,481,423	3,173,540	2,910,521	2,859,599	4,199,618	-8.8%	-8.3%	-1.7%	46.9%
Alexandria-Monroe Public Library	428,484	444,655	456,353	470,670	484,244	3.8%	2.6%	3.1%	2.9%
And-And, Stoney Creek Union Twp Lib	3,621,286	3,759,809	3,856,709	3,972,273	4,090,422	3.8%	2.6%	3.0%	3.0%
Pendleton Community Public Library	616,174	677,158	1,085,767	599,644	1,302,482	9.9%	60.3%	-44.8%	117.2%
North Madison County Library System	855,356	896,011	866,811	938,051	854,545	4.8%	-3.3%	8.2%	-8.9%
Independence Fire	17,666	19,951	20,472	20,524	21,714	12.9%	2.6%	0.3%	5.8%
East Central Indiana Solid Waste	251,440	259,474	258,284	268,492	278,150	3.2%	-0.5%	4.0%	3.6%
City of Anderson Redevelopment	0	0	0	0	0				
Pendleton Town Redevelopment Comm	0	0	0	0	0				

Madison County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
48001	Adams Township	2.8594	4.1806%	--	16.7550%	--	--	--	2.2608
48002	Markleville Town	3.2577	4.1806%	--	16.7550%	--	--	--	2.5757
48003	Anderson City - Anderson Twp	4.6554	4.1806%	--	16.7550%	--	--	--	3.6808
48004	Country Club Heights	3.0827	4.1806%	--	16.7550%	--	--	--	2.4373
48005	Edgewood Town	3.1765	4.1806%	--	16.7550%	--	--	--	2.5115
48006	River Forest Town	3.0013	4.1806%	--	16.7550%	--	--	--	2.3730
48007	Woodlawn Heights Town	3.2621	4.1806%	--	16.7550%	--	--	--	2.5792
48008	Boone Township	1.6519	4.1806%	--	16.7550%	--	--	--	1.3061
48009	Duck Creek Township - Madison	1.7490	4.1806%	--	16.7550%	--	--	--	1.3828
48010	Duck Creek Twp - Elwood School	2.7686	4.1806%	--	16.7550%	--	--	--	2.1890
48011	Elwood City - Duck Creek Twp	5.0416	4.1806%	--	16.7550%	--	--	--	3.9861
48012	Fall Creek Township	3.1459	4.1806%	--	16.7550%	--	--	--	2.4873
48013	Pendleton Town	3.5686	4.1806%	--	16.7550%	--	--	--	2.8215
48014	Green Township	2.8379	4.1806%	--	16.7550%	--	--	--	2.2438
48015	Ingalls Town	4.0737	4.1806%	--	16.7550%	--	--	--	3.2208
48016	Jackson Township	2.8533	4.1806%	--	16.7550%	--	--	--	2.2559
48017	Lafayette Twp-W Central School	3.0381	4.1806%	--	16.7550%	--	--	--	2.4021
48018	Lafayette Twp - Anderson School	2.4212	4.1806%	--	16.7550%	--	--	--	1.9143
48019	Anderson City-Lafayette Twp	4.6515	4.1806%	--	16.7550%	--	--	--	3.6777
48020	Frankton Town - Lafayette Twp	3.6095	4.1806%	--	16.7550%	--	--	--	2.8538
48021	Monroe Township	1.5900	4.1806%	--	16.7550%	--	--	--	1.2571
48022	Alexandria City	3.7492	4.1806%	--	16.7550%	--	--	--	2.9643
48024	Orestes Town	1.7484	4.1806%	--	16.7550%	--	--	--	1.3824
48025	Pipe Creek Twp-W Cent School	3.1858	4.1806%	--	16.7550%	--	--	--	2.5188
48026	Pipe Creek Twp-Elwood School	2.8516	4.1806%	--	16.7550%	--	--	--	2.2546
48027	Elwood City-Pipe CreekTwp	5.0671	4.1806%	--	16.7550%	--	--	--	4.0063
48028	Frankton Town-Pipe CreekTwp	3.6250	4.1806%	--	16.7550%	--	--	--	2.8661
48029	Richland Township	2.2616	4.1806%	--	16.7550%	--	--	--	1.7881
48030	Anderson City-Richland Twp	4.6306	4.1806%	--	16.7550%	--	--	--	3.6612
48031	Stony Creek Township	3.2270	4.1806%	--	16.7550%	--	--	--	2.5514
48032	Lapel Town	3.8126	4.1806%	--	16.7550%	--	--	--	3.0144
48033	Union Township	3.1019	4.1806%	--	16.7550%	--	--	--	2.4525
48034	Anderson City-Union Twp	4.6266	4.1806%	--	16.7550%	--	--	--	3.6580
48035	Chesterfield Town	3.5516	4.1806%	--	16.7550%	--	--	--	2.8081
48036	Van Buren Township	1.8904	4.1806%	--	16.7550%	--	--	--	1.4946
48037	Summitville Town	2.7114	4.1806%	--	16.7550%	--	--	--	2.1438
48038	Anderson-Adams	4.9901	4.1806%	--	16.7550%	--	--	--	3.9454
48039	Anderson-Fall Creek	4.9340	4.1806%	--	16.7550%	--	--	--	3.9010
48040	Anderson Laf WC	5.1386	4.1806%	--	16.7550%	--	--	--	4.0628
48041	Pendleton Green	3.5924	4.1806%	--	16.7550%	--	--	--	2.8403
48042	Pendleton Green Ag	2.8379	4.1806%	--	16.7550%	--	--	--	2.2438
48043	Pendleton Fall Creek Ag	3.1459	4.1806%	--	16.7550%	--	--	--	2.4873

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Madison County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	3,231,571	15,662,794	11,892,836	8,738	30,795,939	122,292,726	25.2%
<i>TIF Total</i>	108,802	678,186	2,040,417	0	2,827,405	12,083,021	23.4%
<i>County Total</i>	3,340,374	16,340,980	13,933,253	8,738	33,623,345	134,375,747	25.0%
Madison County	525,930	2,442,601	1,649,478	1,549	4,619,557	21,585,118	21.4%
Adams Township	1,112	5,218	1,389	12	7,731	61,650	12.5%
Anderson Township	14,397	75,320	67,775	32	157,523	455,607	34.6%
Boone Township	0	0	0	0	0	35,167	0.0%
Duck Creek Township	256	2,035	7	0	2,298	76,415	3.0%
Fall Creek Township	25,718	31,275	988	25	58,006	443,336	13.1%
Green Township	3,208	8,312	457	4	11,981	107,946	11.1%
Jackson Township	885	4,630	0	9	5,524	46,697	11.8%
Lafayette Township	340	9,115	3,241	1	12,697	60,764	20.9%
Monroe Township	240	2,528	1,089	13	3,870	200,426	1.9%
Pipe Creek Township	5,397	53,381	18,625	38	77,442	390,153	19.8%
Richland Township	1,102	11,363	258	3	12,726	169,817	7.5%
Stony Creek Township	819	4,483	599	0	5,900	33,489	17.6%
Union Township	20,909	57,421	211	215	78,757	842,951	9.3%
Van Buren Township	5	2,364	0	0	2,369	183,042	1.3%
Anderson Civil City	818,286	4,317,506	4,321,289	1,670	9,458,751	26,425,322	35.8%
Elwood Civil City	71,782	689,864	815,522	212	1,577,380	4,344,869	36.3%
Alexandria Civil City	31,691	334,269	143,946	449	510,355	2,246,052	22.7%
Chesterfield Civil Town	3,282	66,714	16,799	20	86,815	477,048	18.2%
Country Club Heights Civil Town	3,048	1,455	0	0	4,503	31,492	14.3%
Edgewood Civil Town	3,883	14,973	405	26	19,286	249,783	7.7%
Frankton Civil Town	1,442	20,978	7,789	32	30,241	162,313	18.6%
Ingalls Civil Town	4,767	50,991	19,659	0	75,417	333,130	22.6%
Lapel Civil Town	16,749	52,636	12,490	1	81,875	393,770	20.8%
Markleville Civil Town	7,755	34,857	1,277	70	43,958	401,004	11.0%
Orestes Civil Town	0	0	0	0	0	102,055	0.0%
Pendleton Civil Town	83,290	156,318	73,024	55	312,687	1,744,811	17.9%
River Forest Civil Town	563	0	0	0	563	4,954	11.4%
Summitville Civil Town	22	11,088	0	0	11,110	213,140	5.2%
Woodlawn Heights Civil Town	1,246	478	16	0	1,740	8,131	21.4%
Madison-Grant United School Corp	19	9,432	0	0	9,451	1,221,246	0.8%
Frankton-Lapel Community School Corp	150,938	1,324,068	109,574	687	1,585,267	9,436,257	16.8%
South Madison Community School Corp	501,592	1,072,981	554,682	887	2,130,142	13,764,844	15.5%
Alexandria Community School Corp	9,525	100,467	43,264	198	153,454	2,086,139	7.4%
Anderson Community School Corp	658,990	3,243,980	2,772,291	1,800	6,677,060	22,722,613	29.4%
Elwood Community School Corp	63,397	585,335	611,971	259	1,260,962	4,199,618	30.0%
Alexandria-Monroe Public Library	2,211	23,321	10,043	46	35,620	484,244	7.4%
And-And, Stoney Creek Union Twp Lib	124,295	609,545	515,196	314	1,249,350	4,090,422	30.5%
Pendleton Community Public Library	54,318	101,876	47,417	50	203,660	1,302,482	15.6%
North Madison County Library System	8,060	96,863	50,770	42	155,735	854,545	18.2%
Independence Fire	3,327	1,277	42	0	4,646	21,714	21.4%
East Central Indiana Solid Waste	6,777	31,476	21,256	20	59,529	278,150	21.4%
City of Anderson Redevelopment	0	0	0	0	0	0	
Pendleton Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Anderson TIF (Z01) 003	108,073	627,082	1,454,594	0	2,189,748	6,532,496	33.5%
TIF - Farm Allocation Area (Z09) 003	0	1,099	0	0	1,099	2,079	52.9%
TIF - Anderson Kroger (Z02) 003	0	0	49,019	0	49,019	156,220	31.4%
TIF - Scatterfield TIF (Z06) 003	0	0	77,503	0	77,503	246,997	31.4%
TIF - Pendleton TIF (Z03) 013	730	16,731	60,380	0	77,841	770,553	10.1%
TIF - Alexandria TIF (Z08) 022	0	1,461	4,440	0	5,902	31,541	18.7%
TIF - Elwood TIF 027	0	2,463	111,791	0	114,255	365,085	31.3%
TIF - Anderson Fallcreek TIF (Z04) 039	0	21,690	282,689	0	304,379	870,629	35.0%
TIF - Flagship Expansion West (Z07) 039	0	7,659	0	0	7,659	13,855	55.3%
TIF - Nestle TIF (Z05) 039	0	0	0	0	0	3,093,566	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.